



# Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7146

• House - Castillonnès •

FAVORITE



## DETAILS

**Land surface:** 30 m<sup>2</sup>

**Number of bedrooms:** 3

**Number of levels:** 2

**Type of heating:** POMPE A CHALEUR

**Drainage/sewage:** Everything in the sewer

**Swimming pool:** No

**Ground floor living:** No

**Work needed:** Finitions / Décoration

**Fireplace:** Yes closed hearth

**Built:** Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

Completely renovated house, with a beautiful terrace, spacious living rooms, 3 en-suite bedrooms, a large garage in the basement with a cellar and a well.

160 m<sup>2</sup> living

30 m<sup>2</sup>

- Castillonnès -

12 Place Jasmin

47330 Castillonnès

Tel : 05 53 40 22 69

castillonnes@valadie-immobilier.com

Price fees included

233 200 €

Agency fees: 6 % VAT included\*

Price without fees: 220 000 €

\*The agency fees are entirely at the cost of the purchaser



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## • Description ref n°7146 •

All amenities within walking distance of this house, completely renovated with great taste, including:

- entrance hall (10.5m<sup>2</sup>),
- dining room (26m<sup>2</sup>),
- equipped kitchen with laundry area in a large cupboard (20m<sup>2</sup>),
- living room with wood stove (27m<sup>2</sup>) giving access to the terrace,
- independent toilets.

Upstairs :

- palliate (9m<sup>2</sup>),
- a bedroom with adjoining shower room and toilet (18m<sup>2</sup>),
- hallway with staircase leading to the second floor (11m<sup>2</sup>),
- second bedroom with adjoining bathroom with toilet (12+10m<sup>2</sup>)

On the second floor: open bedroom with adjoining bathroom and toilet.

In the basement, partly insulation (glass wool): garage with heat pump (70m<sup>2</sup>), cellar and well.

Miscellaneous :

- Central heating with heat pump
- New PVC double glazing joinery
- Sewer type sanitation

